From:	So Kim
Sent time:	01/24/2019 11:01:18 AM
To:	Jill Martin <jmartin@trumpnational.com>; Ara Mihranian
Subject:	RE: Trump LA - Phase II
Attachments:	Lot Line Adjustment Handout.pdf

Hi Jill,
I just spoke with Elena and she said that we can simply process a Lot Line Adjustment prior to the map recordation. Attached is the application. Please note the fee on page 2. Same process as the other lot line adjustments with the PBCA property owners.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Thursday, January 24, 2019 9:39 AM
To: So Kim <SoK@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Subject: Trump LA - Phase II

Hi So and Ara,
Any update on the process for the minor change to the street entrance to the housing off of Trump National Dr.? We would like to get this finalized as soon as possible.

Thanks,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225

Lot Line Adjustment Handout.pdf

City of RANCHO PALOS VERDES
Department of Planning, Building & Code Enforcement

LOT LINE ADJUSTMENT APPLICATION

A Lot Line Adjustment (LLA) Application is required for all lot line adjustments between four (4) or fewer adjoining lots, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels is not created.

Prior to submitting an application, it is recommended that the applicants requesting a LLA submit a written request to the Director of Community Development for a pre-application meeting with a member of the City's Planning staff. The written request should (i) generally describe the proposed lot line adjustment, (ii) state the reasons for the requested lot line adjustment, and (iii) summarize how the requested lot line adjustment complies with all the requirements of the Rancho Palos Verdes City Municipal Code (RPVMC) Chapter 16.08 (Lot Line Adjustments). The purpose of the pre-application meeting is to discuss the proposed lot line adjustment and requirements pertaining to such matters as zoning, overlay control districts, grading, lot size, environmental review, etc. It is helpful to have preliminary sketches of your proposal at this meeting.

When you are ready to file the application, please make sure that the entire application form is completed and that you have all the required materials. This will allow us to process your application without unnecessary delays.

Submittal Requirements

The following are materials that must be submitted with the application:

1. A completed application signed by the applicant and each affected landowner.

2. Documentation reflecting that the applicants are eligible to apply for a lot line adjustment pursuant to RPVMC Section 16.08.030 (Eligible Applicants).

3. A preliminary title report, less than 6 months old, for each parcel being considered.

4. Grant Deeds containing a legal description of the land being added and the land being taken from each lot. The Grant Deeds shall be ready for recordation. The Deeds and Records MUST BE TYPED as they will be recorded, and the County Recorder will not accept illegible or unclear documents. Do not type in margins. The Grant Deeds shall be signed and notarized by the property owners.

5. Written certification that authorization is not required by any other party or entity with rights over the property, and that the adjustment does not violate any covenants, conditions, and restrictions on the property.

6. New legal descriptions for each Existing Parcel.

7. Legal description for the Transfer Portions to be transferred between the Existing Parcels.

8. Digital copies of the Lot Line Adjustment Map in the form of a plot plan, showing the subject lots and portions of the adjacent lots, drawn at a reasonable scale, completely labeled, and dimensioned with the following information:

A. The existing and proposed property lines with a number for each proposed parcel.

B. Lot area and lot dimensions (width and depth) of each existing and proposed parcel.

C. The location of existing structures on each lot with dimensions indicating the distance between the existing structures and the existing and proposed property lines.

D. The location and width of existing easements, utilities, infrastructure (such as sewer, electrical, telephone), and adjoining streets.

E. The approximate location and direction of flow of all defined watercourses.

F. Topography/contours including identification of extreme slopes which are slopes greater than 35%.

G. Zoning designation of the existing parcels.

H. North arrow, date, and scale.

I. A vicinity map with locations of the nearest fire hydrant(s) within 500ft of the existing parcels.

J. Boundary closure calculations for each existing and proposed parcel, using a coordinate system common to the project.

K. Wet-stamped by a licensed surveyor or licensed civil engineer, and with date of registration expiration shown.

9. Applicable fees: $2,002.00 filing fee + $4.00 Data Processing Fee = **$2,006.00**

   Please note that a minimum $1,000 trust deposit will be required for costs incurred by the City Engineer's, City Attorney's, or any other City Consultant's review of the application.

10. Other information deemed necessary by the Planning staff and/or City Engineer.

Decision Criteria

The basis for review of a Lot Line Adjustment Application is summarized below:

A. All requirements of RPVMC Section 16.08.040 (General Limitations regarding Lot Line Adjustments) are satisfied;

B. The proposed parcels comply with the General Plan, any applicable Specific Plan, any applicable Coastal Plan, and all applicable zoning regulations;

C. The proposed parcels comply with the minimum lot area, depth and width requirements of the zoning district, as defined in RPVMC Section 17.48.020 (Lot Area and Dimensions);

D. The Lot Line Adjustment will not intensify any nonconforming lot area or lot dimensions on the existing parcels, required in the applicable zoning district; and

E. The Lot Line Adjustment will result in a generally continuous and straight property line extending the full length of the proposed parcels.

Please remember that if all of the required materials are not submitted, the application cannot be accepted for filing, and will not be deemed complete. Once the application has been deemed complete, the Director of Community Development will approve with conditions, or deny the request, pursuant to the authority granted by the Subdivision Map Act (Section 66412) and any local subdivision and zoning ordinances. The Director's decision may be appealed to the Planning Commission within fifteen (15) days of the date of mailing a Notice of the Decision and the Planning Commission's decision may be appealed to the City Council. Once the Conditions of Approval have been met, the Grant Deed or Record of Survey will be recorded which is the final step in the process.

➢IMPORTANT➢

- Notice: CC&R's are private restrictions or agreements. Therefore the City is not responsible for a property owner's compliance with any CC&R's that may govern their property and the City does not enforce private CC&R's. The City recommends that property owners review their title report to see if any CC&R's govern their property, and if so, consult such CC&R's prior to submittal of their application. Additionally, property owners should review their title report for any other private property restrictions (Deed Restriction, Private Easement, etc.) that may govern their property.

Lot Line Adjustment Handout.pdf

City of RANCHO PALOS VERDES

Department of Planning, Building & Code Enforcement

LOT LINE ADJUSTMENT APPLICATION NO. _____

Applicant (Landowner's agent)

Name:_____ Address:_____

Telephone:_____ Email:_____

Parcel A (Landowners)

Name:_____ Address:_____

Telephone:_____ Email:_____

Lot & Tract No.:_____

Legal Description of Property (Existing & Proposed):_____

_____

_____

Parcel B (Landowners)

Name:_____ Address:_____

Telephone:_____ Email:_____

Lot & Tract No.:_____

Legal Description of Property (Existing & Proposed):_____

_____

_____

Parcel C (Landowners)

Name:_____ Address:_____

Telephone:_____ Email:_____

Lot & Tract No.:_____

Legal Description of Property (Existing & Proposed):_____

_____

_____

Parcel D (Landowners)

Name:_____ Address:_____

Telephone:_____ Email:_____

Lot & Tract No.:_____

Legal Description of Property (Existing & Proposed):_____

_____

_____

Project Description: (Include current & proposed use of property, purpose of this request, and legal description of land which will be transferred between existing parcels)

_____

_____

_____

_____

_____

_____

General Information

	Parcel A	Parcel B	Parcel C	Parcel D
1. Zoning & overlay control district				
2. Size of parcel before adjustment				
3. Size of parcel after adjustment				

Hazardous Waste & Substance Statement **(REQUIRED FOR ALL PROJECTS)**

Pursuant to California Government Code Section 65962.5(f), before a city can accept as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the city indicating whether the project and any alternatives located on a site that is included on any of the lists compiled and shall specify any list.

The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California, which identifies the following site in Rancho Palos Verdes (as of 8/22/2012):

30940 Hawthorne Blvd	City Hall / Civic Center	Envirostor ID 19970023

I have consulted the most current lists compiled pursuance to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are not contained on these lists.

Property Owner Signature:_____

PROPERTY OWNER'S CERTIFICATION (REQUIRED)

I HEREBY CERTIFY, under the penalty of perjury, that the information and materials submitted with this application are true and correct; and that I have authorized the above-listed applicant to act in my behalf.

Dated at _____, California, on _____, 20___.

_____
Signature of Landowner
Parcel A

_____
Signature of Landowner
Parcel B

_____
Signature of Landowner
Parcel C

_____
Signature of Landowner
Parcel D